

**MINUTES**  
**ADJOURNED**  
**JOINT**  
**CITY COUNCIL**  
**AND**  
**PLANNING COMMISSION MEETING**  
**JUNE 24, 2008**

A joint adjourned meeting of the City Council and Planning Commission of the City of Rolling Hills Estates was called to order at 6:10 p.m. in the City Council Chambers, 4045 Palos Verdes Drive North, by MAYOR PRO TEM MITCHELL.

**ROLL CALL**

City Council Members Present: Addleman, Mitchell, Seamans, Zerunyan\*\*, Zuckerman\*

\*Councilman Zuckerman arrived at 6:11 p.m.

\*\*Mayor Zerunyan arrived at 6:16 p.m.

Planning Commission Members Present: Bayer, Conway, Southwell, Rein, Scott

Planning Commission Members Absent: Golid, O'Day

City Staff Present: City Manager Doug Prichard  
City Attorney Kristin Pelletier  
Planning Director David Wahba  
Senior Planner Niki Cutler

Others Present: John Douglas, Conexus

**AUDIENCE ITEMS**

NONE

**ITEM FOR DISCUSSION**

A. DRAFT 2008 HOUSING ELEMENT

Recommendation: That the City Council: 1) Provide comments on the Draft 2008 Housing Element; 2) Direct staff to send the draft element to the California Department of Housing and Community Development for review and comment prior to the July 1, 2008 deadline; and 3) Direct staff to begin preparation of environmental documentation related to the draft element for public review.

Planning Director Wahba provided a brief overview of how the meeting will be conducted.

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John Douglas provided an extensive presentation on how the City must comply with state law to attain approval of the Housing Element which must be completed every six years. He noted that because this is an update, the draft that was prepared in 1999 was not certified, and therefore, fine-tuning the existing policy is necessary because some laws have changed. He then noted that the document must be consistent with City goals and policies.

Mr. Douglas noted the following points: 1) The importance of HCD certification; 2) Key Housing Element requirements; 3) Recent changes in Housing Element law, including AB 2634 and SB 2; 4) Housing Element cycle and evaluation; 5) Regional Housing Needs Assessment (RHNA) and income categories for affordable housing; and 6) Significance of RHNA.

Brief discussion ensued regarding how vigorously the Planning Commission and COUNCIL wishes staff to pursue affordable housing. Staff was directed to make a good faith effort in complying with the State requirements.

It was the consensus of the COUNCIL to follow this approach.

It was noted that upcoming developments are proposing up to 10% of their projects for affordable housing and that this would demonstrate the City's commitment.

Mr. Douglas noted that cities will be held responsible for zoning and density and a good faith effort to pursue programs. He noted that the core of the Housing Element's commitment to affordable housing is density and it would behoove the City to provide the required density for State certification.

It was noted that the document in its current form is only a draft and will be submitted to the State with expected comments received from HCD after submission.

MAYOR PRO TEM MITCHELL moved, seconded by COUNCILMAN ADDLEMAN

TO DIRECT STAFF TO SEND THE DRAFT HOUSING ELEMENT TO THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT BY JULY 1, 2008.

AYES: Addleman, Mitchell, Seamans, Zerunyan, Zuckerman

**ADJOURNMENT**

At 7:20 p.m., MAYOR SEAMANS formally adjourned the City Council meeting to the regular meeting of June 24, 2008 at 7:30 p.m.

Submitted by,

Approved by,

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Hope J. Nolan  
Deputy City Clerk

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Douglas R. Prichard  
City Clerk

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